



philip INDEPENDENT
ESTATE AGENT
Jarvis



Lantarna, The Pinnock, Pluckley, Ashford, Kent. TN27 0SP.

£975,000 Freehold

Property Summary

"The attention to detail is quite fabulous within this individual piece of architecture". - Mathew Gilbert, Branch Manager.

Lantarna is a wonderful property that was built by the current owners approximately seven years ago, in the sought after village of Pluckley. This beautiful village has a very active community which offers a public house, shops and tennis courts. There is also a mainline railway station to London Bridge. For a wider range of amenities the larger villages of Headcorn, Lenham and Charing are found nearby.

The property is configured to include a most impressive entrance hall, open plan kitchen/living/breakfast area, formal dining room, utility room, shower room with zen garden and a further reception room, that is currently being used as an office but could be used as a double bedroom. The vast amount of windows throughout really emphasises the space with floods of light reaching throughout the home.

As you approach the first floor you are met with a galleried bridge that leads to a spacious snug area. There is a master suite to the left of the landing that offers a large double bedroom with a walk dressing room, ensuite bathroom and sun terrace overlooking the rear garden. There are also two further double bedrooms both with built in wardrobes and ensuites.

Externally there is a tasteful large brick block driveway for numerous vehicles as well as a landscaped garden to one side with a concealed bin store.

The rear garden area offers so much functional space with a well thought out design to include a secluded dining area, relaxation decking tier and a lower section with feature waterfall and heated plunge pool.

They say a picture paints a thousand words but with Lantarna this simply is not the case. An internal viewing comes highly recommended to appreciate what truly is on offer.

Features

- Stunning Three/Four Bedroom Detached Home
- Architecturally Designed
- Popular Village Location
- Three Ensuites
- Galleried Landing
- Heated Plunge Pool
- EPC Rating: B
- Council Tax Band G

Ground Floor

Front Door To

Entrance Hall

Double glazed frosted window to front. Further double glazed windows to one side with feature curved staircase. Alarm panel. Feature stone wall. Cupboard housing alarm and BT point.

Kitchen Area

Double glazed window to front. Range of soft close base and wall units with Quartz worktops. Feature island and breakfast bar with a Franke sink and boiling tap. Integrated Siemens appliances to include induction hob with extractor over, tall fridge/freezer and two separate single ovens. Integrated Bosch microwave. Wine cooler. Siemens dishwasher. Tv point.

Living/Breakfast Area

Double glazed sliding doors to rear. Double glazed French doors to rear and sliding doors to both sides. Electric roller blinds to all windows. TV point.

Rear Lobby

Double glazed door to rear access. Door to utility room.

Utility Room

Range of base and wall units with Quartz worktop. Wall mounted gas boiler. Space for washing machine and tumble dryer and separate undercounter fridge. Cupboard housing water tanks and consumer unit.

Formal Dining Room

Double pocket doors leading to formal dining room with double glazed French doors to rear access. Electric blinds.

Office/Bedroom Four

Two sets of double glazed windows to front. Double glazed window to side. TV point.

Shower Room

Double glazed window to side overlooking zen garden. Suite comprising of low level WC, oversized basin and corner shower cubicle with double headed shower attachment. Localised tiling. Chrome heated towel rail. Extractor.

First Floor

Landing/Snug

Double glazed windows to front. Double glazed window to side. Bespoke glass walkway leading to generous sized snug. Hatch to loft access.

Master Bedroom

Double glazed window to front. Double glazed sliding doors to sun terrace. TV point.

Dressing Room

Double glazed window to front. Numerous shelves and hanging rails. Hatch to loft access.

Ensuite

Double glazed frosted window to side and rear. Suite comprising of concealed low level WC, wall hung wash hand basin and walk in double shower cubicle with two headed shower attachment. Freestanding bath. Extractor. Chrome heated towel rail. Localised tiling.

Sun Terrace

Sunken spotlights. Power points. Glass balcony wall.

Bedroom Two

Double glazed sliding door to rear with Juliette balcony. Two built in single wardrobes. TV point.

Ensuite

Double glazed frosted window to rear. Suite comprising of low level WC, wall hung basin and single shower cubicle with retractable glass screen. Extractor. Chrome heated towel rail. Localised tiling.

Bedroom Three

Double glazed window to front and side. TV point. Two built in single wardrobes.

Ensuite

Double glazed window to front. Suite comprising of low level WC, wall hung hand basin, freestanding bath and separate shower cubicle with retractable glass screen. Chrome heated towel rail. Extractor. Hatch to loft access.

Exterior

Front

Lawned area to one side with laurel hedging to the front border. Conifer hedging to opposite side. Concealed bin store. Side access. Outside lighting. Outside tap. Second side access. Electric car charging point.

Parking

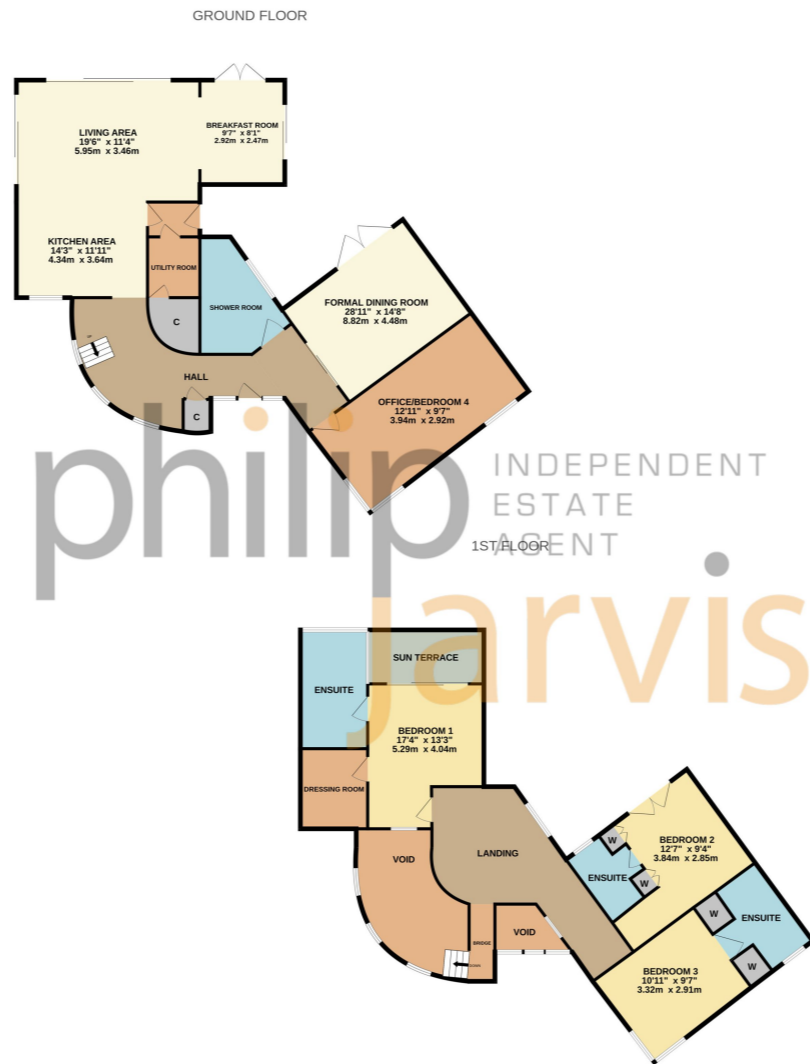
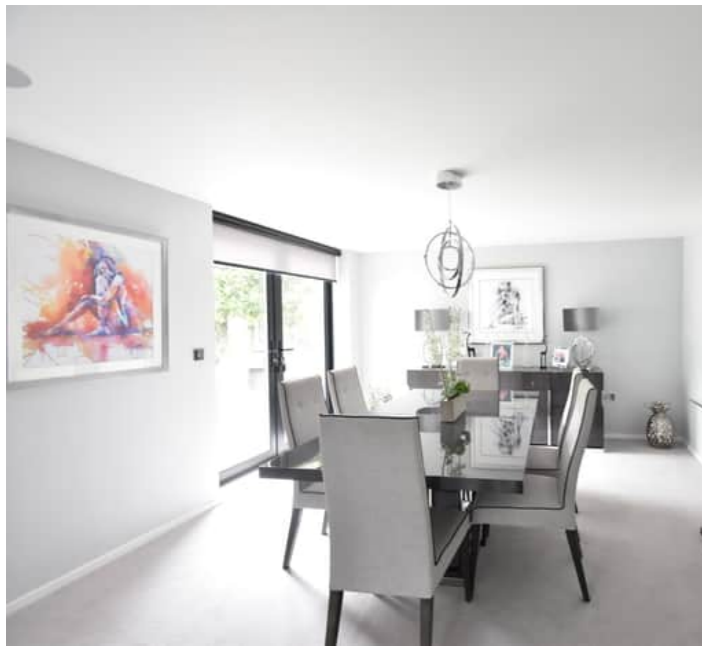
Extensive brick block driveway for numerous vehicles.

Rear Garden

Two tier split garden. Raised decking seating area. Shrubs and trees to side borders. Outside lighting. Lower tier with shrub plants and trees to both side borders. Feature waterfall. Heated plunge pool.

Side Garden

Outside lighting. Outside wall heater. Artificial living wall with waterfall. Outside plug sockets. Access to rear lobby/utility room. Side access. Separate side garden also offering pedestrian access to front. Plant room for plunge pool.



philip jarvis INDEPENDENT ESTATE AGENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.



Viewing Strictly By Appointment With

